

DEDICATION:

STATE OF ARIZONA)
COUNTY OF MARICOPA)

KNOW ALL MEN BY THESE PRESENTS:

GS PEORIA RESIDENTIAL OWNER II, LLC AND THE CITY OF PEORIA, HAS SUBDIVIDED UNDER THE NAME OF "A REPLAT OF LOT 1 OF THE REPLAT OF "PEORIA PLACE", RECORDED IN BOOK 1019, PAGE 13, MARICOPA COUNTY RECORDS, LYING WITHIN A PORTION OF THE NORTHWEST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 1 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, AS SHOWN AND PLATTED HEREON AND HEREBY DECLARES THAT SAID PLAT SETS FORTH THE LOCATION AND GIVES THE DIMENSIONS OF THE LOTS, TRACTS, EASEMENTS AND STREETS CONSTITUTING SAME AND THAT EACH LOT, TRACT AND STREET SHALL BE KNOWN BY THE NUMBER, LETTER OR NAME GIVEN TO EACH RESPECTIVELY ON SAID PLAT AND HEREBY DEDICATES TO THE CITY OF PEORIA FOR USE, AS SUCH, THE STREETS SHOWN ON SAID PLAT AND INCLUDED IN THE ABOVE DESCRIBED PREMISES. EASEMENTS ARE DEDICATED FOR THE PURPOSES SHOWN.

ALL NOTATIONS AND DEDICATIONS STATED ON OR WITHIN THE RECORDED PLAT OF "REPLAT OF PEORIA PLACE", (BOOK 1019, PAGE 13, M.C.R.) SHALL REMAIN IN FULL FORCE AND EFFECT WITH THE RECORDATION OF THIS RE-PLAT.

OWNERS, HEREBY DEDICATE TO THE CITY, WHITNEY DRIVE RIGHTS-OF-WAY AS SHOWN HEREON, FOR THE USE AS (A) PUBLIC STREETS, AND (B) ANY AND ALL PUBLIC SEWER, WATER, GAS, ELECTRIC AND ANY OTHER UTILITY SERVICES. LANDSCAPING WITHIN WHITNEY DRIVE RIGHTS-OF-WAY SHALL BE MAINTAINED BY THE FRONTING PROPERTY OWNER. OWNERS, HEREBY WARRANTS TO THE CITY THE TITLE TO SAID RIGHTS-OF-WAY AS SHOWN HEREON, AGAINST THE CLAIMS OF ALL PERSONS WHOMSOEVER.

OWNERS HEREBY GRANT TO THE CITY OF PEORIA, AN EASEMENT FOR MAINTENANCE OF ON-SITE RETENTION BASIN(S), PIPE STORAGE SYSTEM(S), OR ANY DRAINAGE FACILITY(IES) WITHIN THIS DEVELOPMENT AS REFLECTED ON THE APPROVED GRADING AND DRAINAGE PLAN AND AS SET FORTH ON THIS PLAT. THIS EASEMENT MAY BE EXERCISED BY THE CITY OF PEORIA ONLY AT SUCH TIME THAT THE PROPERTY/CENTER OWNER OR ASSOCIATION RESPONSIBLE FOR THE MAINTENANCE OF SUCH FACILITIES FAILS TO PROVIDE THE REQUIRED MAINTENANCE AND OPERATION AND THE CITY HAS DETERMINED THAT LACK OF SUCH MAINTENANCE AND OPERATION CONSTITUTES A NUISANCE OR IMPACTS PUBLIC HEALTH AND SAFETY. AS LONG AS THE PROPERTY/CENTER OWNER OR ASSOCIATION IS IN EXISTENCE, IT WILL BE RESPONSIBLE FOR PROVIDING ALL REQUIRED MAINTENANCE OF SUCH FACILITIES WITHIN THEIR RESPECTIVE TRACTS REGARDLESS OF THE DEDICATION OF THE EASEMENT.

OWNER HEREBY GRANT TO THE CITY OF PEORIA, AN ARIZONA MUNICIPAL CORPORATION, IN MARICOPA COUNTY, ARIZONA, ITS SUCCESSORS, AND ASSIGNS, A PERMANENT AND PERPETUAL EASEMENT FOR THE FOLLOWING PURPOSES, NAMELY: THE RIGHT TO ENTER UPON FOR CONSTRUCTION, MAINTENANCE, OPERATION AND REPLACEMENT OF A WATER LINE UNDER, AND ACROSS LOTS AS SHOWN HEREON, TO HAVE AND TO HOLD THE SAID EASEMENT UNTO CITY OF PEORIA, A MUNICIPAL CORPORATION OF MARICOPA COUNTY, ARIZONA AND UNTO ITS SUCCESSORS AND ASSIGNS FOREVER, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS TO PERMIT THE CONSTRUCTION, OPERATION, MAINTENANCE, AND REPLACEMENT OF PUBLIC WATER LINE. SUBJECT TO NOTES 1, 2, 3 AND 4, AND THE GRANTOR HEREBY COVENANTS THAT IT IS LAWFULLY SEIZED AND POSSESSED ON THIS FOREMENTIONED TRACT OR PARCEL OF LAND, THAT IT HAS A GOOD AND LAWFUL RIGHT TO SELL AND CONVEY IT, AND THAT THEY WILL WARRANT THE TITLE AND QUIET POSSESSION THERETO AGAINST THE LAWFUL CLAIM OF ALL PERSONS.

NOTES:

- THE SAID EASEMENT TO INCLUDE THE RIGHT TO CUT BACK AND TRIM SUCH PORTION OF THE BRANCHES AND TOPS OF THE TREES NOW GROWING OR THAT MAY HEREAFTER GROW UPON THE ABOVE DESCRIBED PREMISES, AS MAY EXTEND OVER SAID EASEMENT, SO AS TO PREVENT THE SAME FROM INTERFERING WITH THE EFFICIENT MAINTENANCE AND OPERATION OF SAID WATER LINES.
- THE CITY OF PEORIA SHALL NOT BE RESPONSIBLE FOR REPLACING ANY LANDSCAPING OR ANY IMPROVEMENT PLACED IN THE EASEMENT BY GRANTOR OR ITS SUCCESSORS OR ASSIGNS. EXCEPT AS NOTED HEREIN.
- THE CITY OF PEORIA WILL MAKE REASONABLE EFFORTS TO PROMPTLY RESTORE ASPHALT CONCRETE PAVEMENT SURFACES.
- GRANTOR, ITS SUCCESSORS OR ASSIGNS AT ITS SOLE COST, SHALL BE RESPONSIBLE FOR PROMPTLY REPLACING ANY LANDSCAPING OR IMPROVEMENT(S) PLACED IN THE EASEMENT BY GRANTOR OR ITS SUCCESSORS OR ASSIGNS.

IN THE EVENT THE RIGHT, PRIVILEGE AND EASEMENT HEREIN GRANTED SHALL BE ABANDONED AND PERMANENTLY CEASE TO BE USED FOR THE PURPOSES HEREIN GRANTED ALL RIGHTS HEREIN, GRANTED SHALL CEASE AND REVERT TO THE GRANTORS, THEIR HEIRS OR ASSIGNS.

PUBLIC UTILITY EASEMENTS (PUE) ARE DEDICATED TO THE CITY OF PEORIA FOR USE AS SUCH. THE MAINTENANCE OF LANDSCAPING WITHIN THE RIGHT-OF-WAY, BUT EXCLUDING THE CENTER MEDIAN SHALL BE THE RESPONSIBILITY OF THE FRONTING PROPERTY OWNER.

PEDESTRIAN ACCESS EASEMENTS ARE DEDICATED TO THE CITY OF PEORIA FOR USE AS SUCH.

GS PEORIA RESIDENTIAL OWNER II, LLC, AS OWNER, HEREUNDER CAUSED THEIR NAMES TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THERETO

DULY AUTHORIZED THIS _____, DAY OF _____, 202__.

GS PEORIA RESIDENTIAL OWNER II, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: GS PEORIA RESIDENTIAL PROPERTY VENTURE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS SOLE MEMBER

BY: GS PEORIA RESIDENTIAL MANAGER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS MANAGING MEMBER

BY: _____

NAME: _____

TITLE: _____

THE CITY OF PEORIA, AS OWNER, HEREUNDER CAUSED THEIR NAMES TO BE SIGNED AND THE SAME TO BE ATTESTED BY THE SIGNATURE OF THE UNDERSIGNED OFFICER THERETO

DULY AUTHORIZED THIS _____, DAY OF _____, 202__.

BY: THE CITY OF PEORIA

BY: _____

ITS: _____

ACKNOWLEDGEMENT:

STATE OF ARIZONA)
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 202__, THE UNDERSIGNED, PERSONALLY APPEARED _____, THE _____ OF GS PEORIA RESIDENTIAL OWNER II, LLC, AND ACKNOWLEDGED THAT HE/SHE, AS SUCH BEING AUTHORIZED TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED IN WITNESS THEREOF. I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ EXPIRES _____

A REPLAT OF LOT 1 OF THE
REPLAT OF "PEORIA PLACE" RECORDED IN
BOOK 1019, PAGE 13, MARICOPA COUNTY RECORDS

LYING WITHIN A PORTION OF THE NORTHWEST QUARTER OF SECTION 26
TOWNSHIP 3 NORTH, RANGE 1 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN,
CITY OF PEORIA, MARICOPA COUNTY, ARIZONA.

OWNERS

GS PEORIA RESIDENTIAL OWNER II, LLC
465 MEETING STREET, SUITE 500
CHARLESTON, SOUTH CAROLINA 29403

CITY OF PEORIA
8401 W. MONROE STREET
PEORIA, ARIZONA 85345
PH: (623) 773-7000

SURVEYOR

AW LAND SURVEYING, LLC
PO BOX 2170
CHANDLER, AZ 85244
PHONE: 480-244-7630
CONTACT: DANIEL D. ARMIJO

DESCRIPTION

LOT 1 SET FORTH AND DESCRIBED ON THAT CERTAIN PLAT ENTITLED "A REPLAT OF THE FINAL PLAT FOR "PEORIA PLACE", AS RECORDED IN BOOK 1009, PAGE 25 OF MARICOPA COUNTY RECORDS", RECORDED IN BOOK 1019, PAGE 13 IN THE OFFICIAL RECORDS OF MARICOPA COUNTY.

BASIS OF BEARING:

THE BASIS OF BEARING AND ALL MONUMENTATION SHOWN HEREON IS BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 26, T3N, R1E, USING A BEARING OF NORTH 88 DEGREES 34 MINUTES 36 SECONDS EAST, AS SHOWN ON THE REPLAT OF THE FINAL PLAT OF "PEORIA PLACE", RECORDED IN BOOK 1019, PAGE 13, MARICOPA COUNTY RECORDS.

FLOOD ZONE INFORMATION

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04013C1705 M , DATED SEPTEMBER 18, 2020, THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE, AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD.

LAND AREA TABLE:

LOT	NET (Sq. Feet)	NET (Acres)
1A	200,763 Sq. Feet	4.61 Acres
1B	126,156 Sq. Feet	2.90 Acres
R/W	45,018 Sq. Feet	1.03 Acres

RIGHT-OF-WAY DEDICATION

	(Sq. Feet)	Acres	STREET CLASSIFICATION
WHITNEY DRIVE	45,018 Sq. Feet	1.03 Acres	COLLECTOR

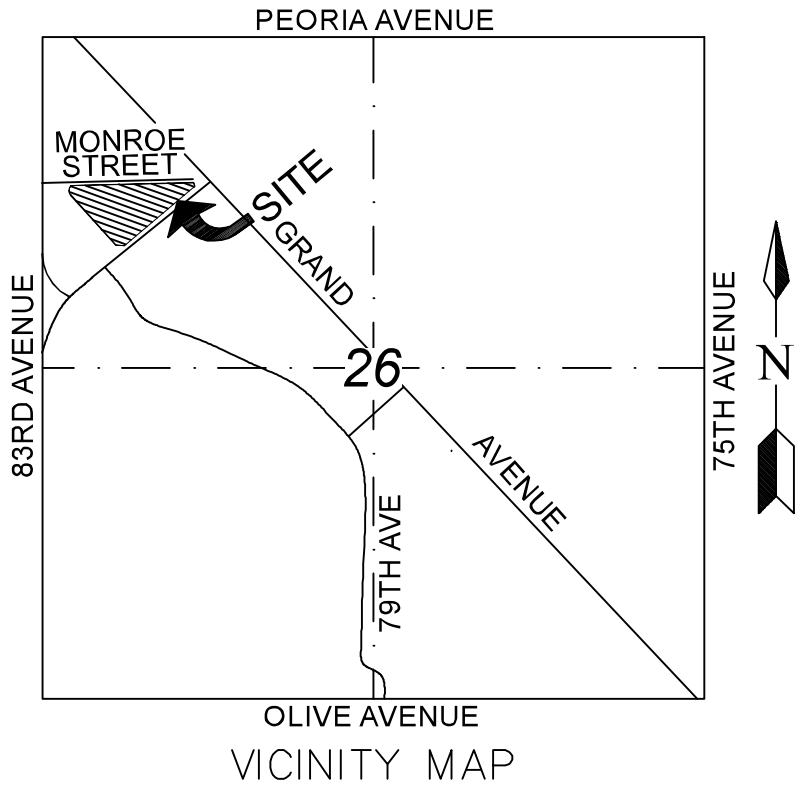
APPROVALS

APPROVED BY THE MAYOR AND THE CITY COUNCIL OF PEORIA, ARIZONA, THIS _____, DAY OF _____, 202__.

APPROVED BY: _____
MAYOR DATE

ATTEST: _____
CITY CLERK DATE

APPROVED BY: _____
FOR CITY ENGINEER DATE



NOTES:

- NO CONSTRUCTION OF ANY KIND SHALL BE CONSTRUCTED OR PLACED WITHIN THE UTILITY EASEMENTS, EXCEPT UTILITIES, WOOD, WIRE, OR REMOVABLE SECTION TYPE FENCING, AND/OR PAVING, NOR ANY PLANTING EXCEPT GRASS OR SHRUBS. IT SHALL BE FURTHER UNDERSTOOD THAT THE CITY OF PEORIA SHALL NOT BE REQUIRED TO, REPLACE ANY OBSTRUCTION OR PLANTING THAT MUST BE REMOVED DURING THE COURSE OF MAINTENANCE, CONSTRUCTION OR RECONSTRUCTION.
- ALL NEW AND EXISTING UTILITY, ELECTRICAL FACILITIES LESS THAN 69 KVA, CABLE T.V., TELECOMMUNICATIONS FIBER OPTICS, CELLULAR, GAS, ETC SHALL BE INSTALLED UNDERGROUND AS PART OF THE STREET IMPROVEMENTS.
- MAINTENANCE OF SURFACE AND UNDERGROUND DRAINAGE FACILITIES WITHIN ALL TRACTS AND EASEMENTS SHALL BE THE RESPONSIBILITY OF THE OWNERS.
- ALL LOT CORNERS SHALL BE MONUMENTED WITH 1/2" REBAR AND CAP OR TAGGED BEARING THE REGISTRATION NUMBER OF THE SURVEYOR RESPONSIBLE FOR THEIR PLACEMENT.
- SIGNS, FENCES, WALLS, UTILITY BOXES, STRUCTURES, SHRUBS, HEDGES OR OTHER PLANTS, BUT EXCLUDING TREES OVER 30 INCHES IN HEIGHT SHALL NOT BE PERMITTED WITHIN VIEW EASEMENTS OR THE SIGHT DISTANCE TRIANGLES. NO LIMBS, LEAVES, NEEDLES OR OTHER FOLIAGE ABOVE 30 INCHES IN HEIGHT OR BELOW 84 INCHES ARE PERMITTED. TREES ARE TO BE PLANTED SO AS NOT TO OBSTRUCT 20% OF THE VISIBILITY WHEN COMBINED WITH OTHER OBSTRUCTIONS.
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA WATER SERVICE AREA AND HAS BEEN DESIGNATED AS HAVING A 100-YEAR ASSURED WATER SUPPLY.
- THIS SUBDIVISION IS LOCATED WITHIN THE CITY OF PEORIA SEWER SERVICE AREA.
- THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A DESIGNATED TRUCK ROUTE BY THE CITY OF PEORIA. 83RD AVENUE AND GRAND AVENUE ARE DESIGNATED AS A TRUCK ROUTE BY THE CITY OF PEORIA.
- THIS SUBDIVISION IS LOCATED IN THE VICINITY OF A ROCK QUARRY (GRAVEL OPERATION).
- NO STRUCTURE OF ANY KIND BE CONSTRUCTED OR ANY VEGETATION BE PLANTED NOR BE ALLOWED TO GROW WITHIN THE DRAINAGE EASEMENT OR TRACT WHICH WOULD IMPEDE THE FLOW OF WATER OVER, UNDER, OR THROUGH THE EASEMENT OR TRACT.

LIENHOLDER RATIFICATION AND CONSENT

THE UNDERSIGNED HOLDER OF ALL BENEFICIARY'S RIGHTS, TITLE AND INTEREST UNDER THE DEED OF TRUST RECORDED ON _____, 2023, IN THE OFFICIAL RECORDS OF MARICOPA COUNTY, ARIZONA AS INSTRUMENT NO. _____, MCR, HEREBY CONSENTS TO THIS MAP PLAT AND AGREES THAT THIS PLAT SHALL CONTINUE IN FULL FORCE AND EFFECT, EVEN IN THE EVENT OF FORECLOSURE OR TRUSTEE'S SALE PURSUANT TO SUCH DEED OF TRUST OR ANY OTHER ACQUISITION OF TITLE BY THE UNDERSIGNED, ITS SUCCESSORS, OR ASSIGNS, OF ALL OR ANY PORTION OF THE REAL PROPERTY COVERED BY SUCH DEED OF TRUST.

BY: _____

NAME: _____

TITLE: _____

ACKNOWLEDGEMENT:

STATE OF ARIZONA)
COUNTY OF MARICOPA)

ON THIS _____ DAY OF _____, 202__, BEFORE ME, THE UNDERSIGNED, PERSONALLY APPEARED _____, AND ACKNOWLEDGED THAT HE/SHE AS SUCH BEING AUTHORIZED TO DO, EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED IN WITNESS THEREOF. I HEREUNTO SET MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____ EXPIRES _____

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THIS SURVEY AND SUBDIVISION OF THE PREMISES DESCRIBED AND PLATTED HEREON WAS MADE UNDER MY DIRECTION DURING THE MONTH OF DECEMBER 2022. THAT THE PLAT IS CORRECT AND ACCURATE. THAT THE MONUMENTS SHOWN HEREON HAVE BEEN LOCATED OR ESTABLISHED AS DESCRIBED AND THE LOT CORNERS PERMANENTLY SET.

DANIEL D. ARMIJO 11-17-23
REGISTERED LAND SURVEYOR DATE

SHEET INDEX

SHEET	
1	DEDICATION AND ACKNOWLEDGEMENTS
2	BOUNDARY & EASEMENT DEDICATION

R230062

AW LAND SURVEYING, LLC

REVISIONS

DATE

BY

REVISIONS

DATE

BY

A REPLAT OF LOT 1

"PEORIA PLACE"

RECEIVED LAND SURVEYOR CERTIFICATE NO. 45377 DANIEL D. ARMIJO 08-09-2023

ORIGINAL PLAT DATE 08-09-2023

LATEST REVISION DATE 11-17-2023

JOB NUMBER 23-039

SHEET NUMBER 1 OF 2

